

AGENDA
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, December 10, 2013
City Hall, Room 604
1:30 p.m.

MEMBERS: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Joe Moore, Melanie Parma, Matt Schueller, Tom Weber

LIAISON REPRESENTATIVES: Jeff Mirkes, Christopher Naumann

APPROVAL OF AGENDA:

Approval of the agenda for the December 10, 2013, meeting of the Redevelopment Authority.

APPROVAL OF MINUTES:

Approval of the minutes from the November 12, 2013, regular meeting and November 19, 2013, special meeting of the Redevelopment Authority.

COMMUNICATIONS:

1. Communication from November 21, 2013, Common Council meeting by Ald. Joe Moore to review CHDO eligibility requirements and process of distribution of CDBG funds with RDA and share information with full Council.

Recommendation: Receive and place on file.

2. Request by Ald. Joe Moore to review the request from NeighborWorks Green Bay to assume the outstanding obligation of NHS of Green Bay LLC and forgive the loan issued to this project.

Recommendation: Receive and place on file.

OLD BUSINESS:

None

NEW BUSINESS:

3. Review and possible action by the Redevelopment Authority on the following motion that resulted in a tie vote from the Larsen Green Governing Board:

Motion – To terminate the Purchase Agreement with WalMart based upon WalMart's non-compliance with Section 16 (c) of the Agreement which required a Development Agreement and Design Concept to be in place within 150 days of execution (November 22, 2013).

Recommendation: Support the motion to terminate the Purchase Agreement.

4. Review and possible action on sale, development agreement and related documents with AHM Inc. for redevelopment of Clarion Hotel property.

Recommendation: Approve sale, development agreement and related documents subject to legal and technical changes.

5. Review and possible action on term sheet with Franz Community Investors for redevelopment of Hotel Northland property.

Recommendation: Approve term sheet.

6. Review and possible action regarding the development agreement for the former Schauer & Schumacher Property.

Recommendation: To be presented at meeting.

7. Update and possible action on Development Agreement and HOME Agreement with River Vision Partnership, LLC for 301 North Washington Street.

The Authority may convene in closed session pursuant to Section 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, and/or Section 19.85(1)(f) for the purpose of considering financial, medical, social or personal histories or disciplinary data of specific persons, which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations.. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Recommendation: To be presented at meeting.

8. Request for action on the following administrative items:
 - a. Appoint interim Secretary/Executive Director.
 - b. Increase approval authority of the Secretary/Executive Director to authorize demolitions up to \$12,000.

Recommendation: To be presented at meeting.

BILLS:

9. Acceptance of financial report and check register as provided.

INFORMATIONAL:

10. Director's Report
11. Project Updates

PUBLIC NOTICES:

- 1) **THIS MEETING IS AUDIO-TAPED:** The audio of this meeting and minutes are available online at www.greenbaywi.gov.
- 2) **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 24 hours before the scheduled meeting time so that arrangements can be made.
- 3) **QUORUM:** Please take notice that it is possible that additional members of the Council may attend this committee meeting, resulting in a majority or quorum of the Common Council. This may constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.